

IN RE \* BEFORE THE  
PETITION FOR ZONING VARIANCE \* ZONING COMMISSIONER  
SW/S Falls Road, \* FOR  
Corner E/S I-83 \* BALTIMORE COUNTY  
3rd Election District \* Case No. 89-530-A  
2nd Councilmanic District \*  
Sorrento Run Joint Venture-  
Petitioner \*

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a Variance to permit a 307 foot elevation width of attached dwellings in lieu of the maximum width of 300 feet for Lots No. 16-20, and a Variance to permit a 319 foot elevation width of attached dwellings in lieu of the maximum width of 300 feet for Lots No. 38-42.

The Petitioner was represented by Howard L. Alderman, Jr., Esquire. Mr. J. Weiss, a principal of Petitioner, and Mr. David Thaler, a principal of D. S. Thaler Associates, Inc., were available for testimony. There were no protestants.

The evidence proffered by Mr. Alderman showed that Petitioner, pursuant to an approved CRG Plan, was proposing a total of 45 residential dwelling units for Section 01, in lieu of the 51 units permitted. The subject site zoned D.R.-1, consisting of 51.24 acres, more or less, is situated between the Jones Falls Expressway and Falls Road. The proffered evidence showed that there were significant topographic constraints on the site, as well as large quantities of hydric soils. The site, and the buildings to be constructed were designed to achieve quality,

residential development. All plans for the development of the site, were complete y reviewed by the Department of Environmental Protection and Resource Management, the Army Corps of Engineers, the State Water Quality Certificate Agency, and the Soil Conservation Service. Testimony presented indicated the proposed development will be in complete compliance with all environmental requirements.

The Petitioner has designed the site, including the proposed density, to prevent possible encroachment on the steeper slopes or any hydric soils. To enable the development of the site, the Petitioner has proposed larger units, selling for approximately \$400,000 to \$500,000 each, in lieu of the maximum permitted density. Petitioner's Exhibit No. 1 shows clearly the location and arrangement of Lots 16 to 20 and Lots 38 to 42. The Variances requested are minimal and in keeping with the spirit and intent of the zoning regulations.

An Area Variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and its property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an Area Variance the Petitioner must show the following:

1. Whether strict compliance with the requirements would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
2. Whether the grant would do substantial justice to the applicant, as well as other property owners in the district, or whether a lesser relaxation than that applied for would give substantial relief; and

2

3. Whether relief can be granted in such a fashion that the spirit of the ordinance would be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

Based upon the proffered evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Deputy Zoning Commissioner, the relief requested sufficiently complies with the requirements of Section 307 of the B.C.Z.R. and, therefore, should be granted. There is no evidence in the record that the subject Variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with B.C.Z.R. would result in practical difficulty and/or unreasonable hardship to the Petitioner.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons given above, the requested Variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 12th day of JULY, 1989, that the Petition for Zoning Variance to permit a 307 foot elevation width of attached dwellings for Lots No. 16-20 and a 319 foot elevation width of attached dwellings for Lots No. 38-42, both in lieu of the maximum permitted width of 300 feet in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, SUBJECT, HOWEVER, TO THE FOLLOWING RESTRICTION WHICH IS A CONDITION PRECEDENT TO THE RELIEF GRANTED:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, the

3

Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

Ann M. Nastarowicz,  
Deputy Zoning Commissioner  
for Baltimore County

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Townson, Maryland 21204  
(301) 887-3553  
J. Robert Haines  
Zoning Commissioner

July 12, 1989

Julius W. Lichter, Esquire  
205 W. Chesapeake Avenue, Suite 113  
Townson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE  
SW/S Falls Road, Corner of I-83  
(644' W of the c/l of Providence Road  
3rd Election District - 2nd Councilmanic District  
Sorrento Run Joint Venture - Petitioners  
Case No. 89-530-A

Dear Mr. Lichter:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The petition for zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

ANN M. NASTAROWICZ  
Deputy Zoning Commissioner  
for Baltimore County

AMN:bjs

File

#### PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1801.2.B.2 to permit a 307 foot elevation width of attached dwellings for Lots No. 16-20 and from B.C.Z.R. Section 1801.2.B.2 to permit a 319 foot elevation width of attached dwellings for Lots No. 38-42, both in lieu of the maximum authorized width of 300 feet.

The Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

1. The site-specific topographic conditions present severe limitations on the development of this property.
2. Strict compliance with the applicable regulations will result in great practical difficulty to the petitioner.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Sorrento Run Joint Venture  
(Type or Print Name)  
Signature: John W. Lichter, Esquire  
City and State: Baltimore, MD  
Address: 305 W. Chesapeake Ave., Suite 113  
Townson, MD 21204  
Telephone No.: 301-321-0600  
Legal Owner(s): Sorrento Run Joint Venture  
(Type or Print Name)  
Signature: John W. Lichter, Esquire  
City and State: Baltimore, MD  
Address: 305 W. Chesapeake Ave., Suite 113  
Townson, MD 21204  
Telephone No.: 301-321-0600  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
Julius W. Lichter, Esquire  
305 W. Chesapeake Ave., Suite 113  
Townson, MD 21204  
Telephone No.: 301-321-0600

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of July, 1989, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 19th day of July, 1989, at 7:30 o'clock P.M.

March 22, 1989

#### DESCRIPTION OF AREA OF VARIANCE REQUEST

##### SORRENTO RUN, SECTION ONE

Beginning for the first at a point on the northerly right-of-way line of Halston Court which point is 1550 feet more or less northwesterly along the centerline of Falls Road from its intersection with Coppermine Terrace and approximately 2130 feet, more or less, from the intersection of Falls Road and the centerline of proposed Fairfield Lane, measured along the centerline of Fairfield Lane, Newstead Lane and Halston Court; thence, binding upon the northerly right-of-way line of Halston Court South 74° 56'56" West 28.64; thence, by a curve to the right having a radius of 117.00, a length of 62.85 feet and a chord of North 89° 39'41" West 62.10 feet; thence, by a curve to the left having a radius of 143.00 feet, a length of 254.80 feet and a chord of South 54° 41'01" West 222.41 feet; thence, leaving the said right-of-way, the following eight courses and distances:

1. North 78° 20'43" West 59.52 feet to a point;
2. North 29° 58'50" West 118.00 feet to a point;
3. North 60° 01'10" East 195.00 feet to a point;
4. South 29° 58'50" East 10.00 feet to a point;
5. North 60° 01'10" East 55.00 feet to a point;
6. South 29° 58'50" East 20.00 feet to a point;
7. North 60° 01'10" East 85.00 feet to a point; and
8. South 29° 58'50" East 161.42 feet to point of beginning.

Containing .994 acres of land more or less and being Lots 16 through 20, Section One, Sorrento Run.

Page 2

Beginning for the second at a point on the southerly right-of-way line of Newstead Lane, which point is approximately 2530 feet from the intersection of the centerline of Falls Road and the centerline of Fairfield Lane, measured along the centerline of Fairfield Lane and Newstead Lane; thence, binding upon the right-of-way line of Newstead Lane, the following three (3) courses and distances:

1. North 68° 01'53" East 20.00 feet to a point;
2. North 21° 58'07" West 91.00 feet to a point;
3. South 68° 01'53" West 20.00 feet to a point; and thence, leaving said right-of-way line
4. North 06° 27'50" East 57.23 feet to a point;
5. North 21° 58'07" West 74.67 feet to a point;
6. North 68° 01'53" East 83.75 feet to a point;
7. South 21° 58'07" East 91.00 feet to a point;
8. North 68° 01'53" East 16.00 feet to a point;
9. South 21° 58'07" East 55.00 feet to a point;
10. North 68° 01'53" East 4.00 feet to a point;
11. South 21° 58'07" East 55.00 feet to a point;
12. South 68° 01'53" West 4.00 feet to a point;
13. South 21° 58'07" East 55.00 feet to a point;
14. South 68° 01'53" West 16.00 feet to a point;
15. South 21° 58'07" East 86.00 feet to a point;
16. South 68° 01'53" West 83.83 feet to a point;
17. North 21° 58'07" West 69.67 feet to a point; and North 47° 43'06" West 62.54 feet to the point of beginning.



containing 0.772 acres of land, more or less and being Lot Nos. 38 through 42, Section One, Sorrento Run. Being two parcels of land shown on the Second Amended Record Plat of Section One, Sorrento Run, as intended to be recorded.



PLEASE PRINT CLEARLY PETITIONER(S) SIGN-IN SHEET

NAME: Howard L. Wherman Jr. ADDRESS: 345 W. Chesapeake Ave. 21204  
Ray Weirs 5655 Old Court Rd. 21208  
DAVID S. THAYER 11 WARREN RD, BALT MD 21208

BALTIMORE COUNTY, MARYLAND  
 INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines  
 Zoning Commissioner  
 FROM: Pat Keller, Deputy Director  
 Office of Planning and Zoning  
 SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS

Case No. 89-530-A  
 Item No. 430

Re: Sorrento Run Joint Venture

The Petitioner requests a variance to permit residential buildings 307 feet and 319 feet in elevation width in lieu of the required 300 feet. In reference to this request, staff offers the following comments:  
 The site obtained CRG approval for the proposed use on July 10, 1986 (File No. III-302). The approved zoning plan should conform to the approved CRG plan and the final landscape plan. The lots have been recorded in the Land Records of Baltimore County in S.M. 59, Folio 114.  
 This office has no objection to the proposed variances.

A-63089, ENC PG. 5

LEGAL NOTICE

STATE OF MARYLAND  
 DEPARTMENT OF THE GENERAL LAND OFFICE  
 BALTIMORE COUNTY  
 NOTICE OF HEARING  
 The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 at 9:30 a.m. on Friday, June 30, 1989 at 9:30 a.m.  
 Case Number: 89-530-A  
 3rd Election District  
 Petitioner(s): Sorrento Run Joint Venture  
 Hearing Scheduled: Friday, June 30, 1989 at 9:30 a.m.  
 The Zoning Commissioner will consider the following: Variance to permit a 307 foot elevation width of attached dwellings for Lots 38 - 42, both in lieu of the maximum authorized width of 300 feet.  
 In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.  
 J. ROBERT HAINES  
 Zoning Commissioner of Baltimore County

LEGAL NOTICE

STATE OF MARYLAND  
 DEPARTMENT OF THE GENERAL LAND OFFICE  
 BALTIMORE COUNTY  
 NOTICE OF HEARING  
 The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 at 9:30 a.m. on Friday, June 30, 1989 at 9:30 a.m.  
 Case Number: 89-530-A  
 3rd Election District  
 Petitioner(s): Sorrento Run Joint Venture  
 Hearing Scheduled: Friday, June 30, 1989 at 9:30 a.m.  
 The Zoning Commissioner will consider the following: Variance to permit a 307 foot elevation width of attached dwellings for Lots 38 - 42, both in lieu of the maximum authorized width of 300 feet.  
 In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.  
 J. ROBERT HAINES  
 Zoning Commissioner of Baltimore County

ORDER NO. 8795 DATE MAY 23, 1989

LEGAL NOTICE

STATE OF MARYLAND  
 DEPARTMENT OF THE GENERAL LAND OFFICE  
 BALTIMORE COUNTY  
 NOTICE OF HEARING  
 The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 at 9:30 a.m. on Friday, June 30, 1989 at 9:30 a.m.  
 Case Number: 89-530-A  
 3rd Election District  
 Petitioner(s): Sorrento Run Joint Venture  
 Hearing Scheduled: Friday, June 30, 1989 at 9:30 a.m.  
 The Zoning Commissioner will consider the following: Variance to permit a 307 foot elevation width of attached dwellings for Lots 38 - 42, both in lieu of the maximum authorized width of 300 feet.  
 In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.  
 J. ROBERT HAINES  
 Zoning Commissioner of Baltimore County

THE NORTHWEST STAR

Manager: [Signature]

Cost of Advertisement: \$21.00

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 23, 1989

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on June 19, 1989.

THE JEFFERSONIAN,

Publisher: [Signature]

Baltimore County  
 Zoning Commissioner  
 Office of Planning & Zoning  
 Towson, Maryland 21204  
 494-8353

J. Robert Haines  
 Zoning Commissioner

May 15, 1989

NOTICE OF HEARING



The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance  
 CASE NUMBER: 89-530-A  
 SU/S Falls Road, corner E/S I-83  
 3rd Election District - 2nd Councilmanic  
 Petitioner(s): Sorrento Run Joint Venture  
 HEARING SCHEDULED: FRIDAY, JUNE 30, 1989 at 9:30 a.m.

Variances to permit a 307 foot elevation width of attached dwellings for Lots 38 - 42, both in lieu of the maximum authorized width of 300 feet.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES  
 Zoning Commissioner of Baltimore County

cc: Sorrento Run Joint Venture  
 Julius W. Lichter, Esq.  
 File

Baltimore County  
 Zoning Commissioner  
 Office of Planning & Zoning  
 Towson, Maryland 21204  
 (410) 887-3353

J. Robert Haines  
 Zoning Commissioner

Date: 6.9.89

Sorrento Run Joint Venture  
 c/o Ashley Group, LTD.  
 3555 "A" Old Court Road, Suite 1  
 Baltimore, Maryland 21208

ATTN: JOHN W. SHILLING, JR.

Re: Petition for Zoning Variance  
 CASE NUMBER: 89-530-A  
 SU/S Falls Road, corner E/S I-83  
 3rd Election District - 2nd Councilmanic  
 Petitioner(s): Sorrento Run Joint Venture  
 HEARING SCHEDULED: FRIDAY, JUNE 30, 1989 at 9:30 a.m.

Dear Petitioner(s):

Please be advised that \$ 78.30 is due for advertising and posting of the above referenced property. All fees must be paid prior to the hearing. To not remove the sign and post set(s) from the time it is posted by this office until the day of the hearing.

THIS FEE MUST BE PAID AND THE 26-1015 SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE VOUCHER SHALL NOT BE ISSUED.

Please take your check payable to Baltimore County, Maryland and bring it along with the sign and post set(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 (1100).

BALTIMORE COUNTY, MARYLAND  
 OFFICE OF FINANCE - REVENUE DIVISION  
 MISCELLANEOUS CASH RECEIPT  
 DATE: 6/30/89 ACCOUNT: 89-530-A  
 AMOUNT: \$ 78.30  
 RECEIVED FROM: Sorrento Run Joint Venture  
 FOR: 6/30/89 Hearing 89-530-A  
 VALIDATION OR SIGNATURE OF CASHIER  
 [Signature]

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
 Towson, Maryland

District: 3rd Date of Posting: June 23, 1989  
 Posted for: [Signature]  
 Location of property: [Signature]  
 Location of Sign: [Signature]  
 Remarks: [Signature]  
 Posted by: [Signature] DC's of return: [Signature]  
 Number of Signs: 1



89-530-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this  
26th day of April, 1989.

*J. Robert Haines*  
J. ROBERT HAINES  
ZONING COMMISSIONER

Petitioner: Sorrento Run Joint Venture  
Petitioner's Attorney: Julius W. Lichter

Received by: James C. Dyer  
Chairman, Zoning Plans  
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 8, 1989

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Julius W. Lichter, Esquire  
305 W. Chesapeake Avenue, Suite 113  
Towson, MD 21204

RE: Item No. 430, Case No. 89-530-A  
Petitioner: Sorrento Run Joint Venture  
Petition for Zoning Variance

Dear Mr. Lichter:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WIMARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,  
*James E. Dyer*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. John W. Shilling, Jr.  
3655 "A" Old Court Road, Suite 1  
Baltimore, MD 21208

Baltimore County  
Department of Public Works  
Bureau of Traffic Engineering  
Courts Building, Suite 405  
Towson, Maryland 21204  
(301) 887-3554

April 25, 1989

*Dennis F. Rasmussen*  
Dennis F. Rasmussen  
County Executive

Mr. J. Robert Haines  
Zoning Commissioner  
County Office Building  
Towson, MD 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 424, 425, 426, 427, 428, 429, 430, 431, 432, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, and 448.

Very truly yours,  
*Michael S. Flanagan*  
Michael S. Flanagan  
Traffic Engineer Assoc. II

MSF/lab

RECEIVED  
APR 29 1989  
ZONING OFFICE

13019 89-530-A

Richard M. Trainor  
Secretary  
Hal Kassoff  
Administrator

Maryland Department of Transportation  
State Highway Administration

June 12, 1989

Mr. J. Robert Haines  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204  
Att: James Dyer

Re: Baltimore County  
Sorrento Run  
Zoning Meeting  
1/25/89  
475 Falls Road  
MD 25  
2060' south of  
Old Court Road  
Item #430

Dear Mr. Haines:

After reviewing the submittal of a variance to permit a 307 foot elevation width of attached dwellings for lots no. 16-20, and to permit a 319 foot elevation width of attached dwellings for lots no. 38-42, we find the plan acceptable since all requirements for highway widening have previously been approved.

If you have any questions, contact Larry Brocato (333-1350).

Very truly yours,  
*Creston W. Mills, Jr.*  
Creston W. Mills, Jr., Chief  
Engineering Access Permits  
Division

LB/es

cc: Mr. J. Ogil  
D.S. Thaler and Associates Inc.

RECEIVED  
JUN 14 1989  
ZONING OFFICE

My telephone number is (301) 333-1350

Toll-free for Impaired Hearing or Speech  
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free  
707 North Calvert St., Baltimore, Maryland 21203-0717

Baltimore County  
Fire Department  
800 York Road  
Towson, Maryland 21204-2386  
(301) 887-4500

*Paul H. Reincke*  
Paul H. Reincke  
Chief

J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: Sorrento Run Joint Venture  
Location: SW/S Falls Road, corner E/S I-83  
Item No.: 430 Zoning Agenda: April 25, 1989

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *Paul H. Reincke* Noted and Approved  
Planning Group Fire Prevention Bureau  
Special Inspection Division

MAY 26 1989

BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: May 17, 1989

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting  
for April 25, 1989

The Developers Engineering Division has reviewed the zoning items for the subject meeting and we have no comments for items 424, 425, 427, 428, 429, 430, 431, 432, 435, 437, 438, 440, 441, 442, 443, 444, 445, 447, and 448. Comments are attached for items 426, 434, 436, 438 and 446.

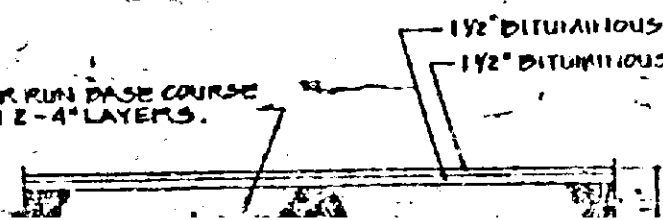
*Robert W. Bowling*  
ROBERT W. BOWLING, P.E., Chief  
Developers Engineering Division

RWB:s

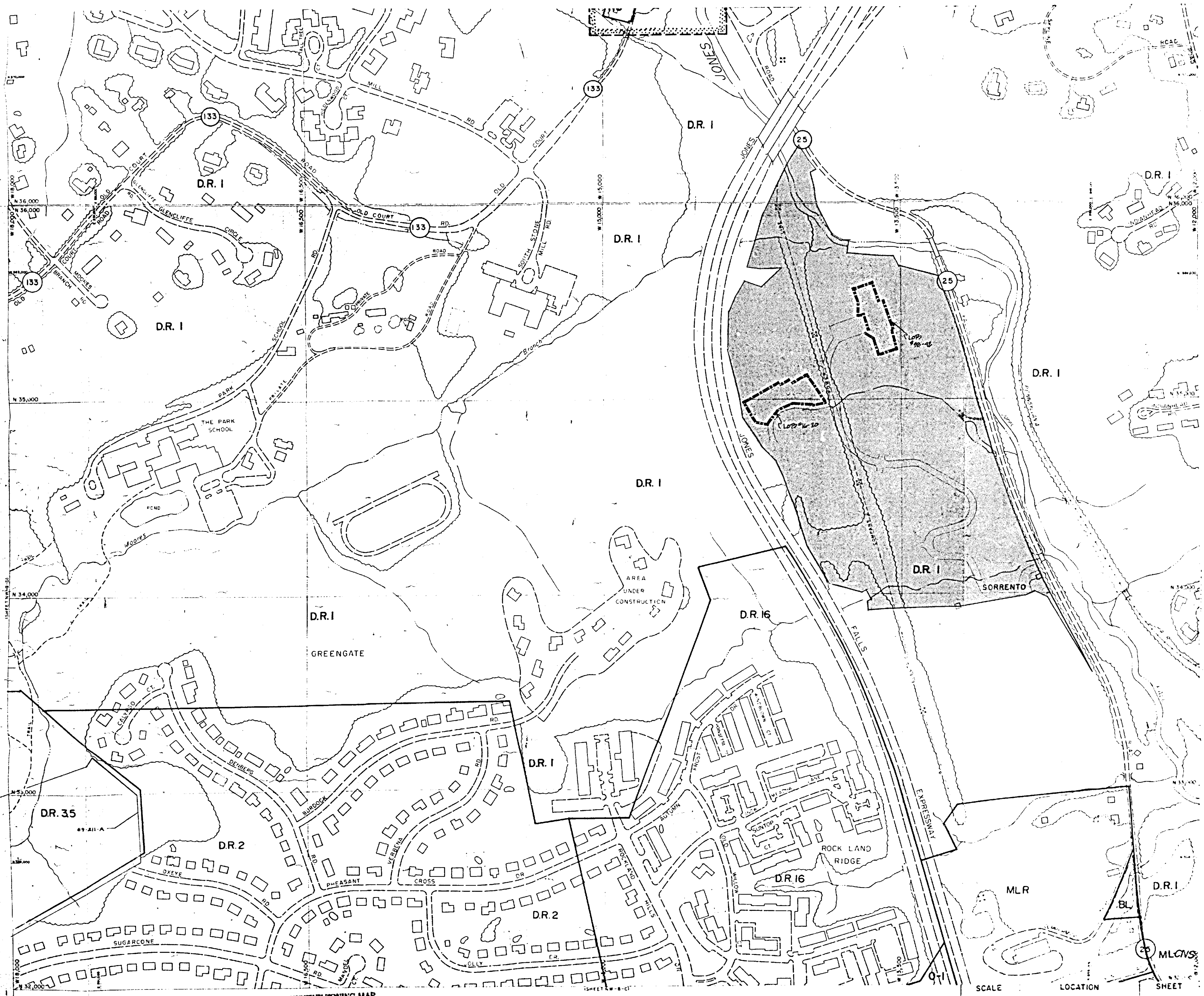
Encls.

MAY 19 1989









1988 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 13, 1988  
D.R. Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88  
Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS  
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
BY SUCHART-HORN, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
OFFICIAL ZONING MAP

SCALE  
1" = 200'

DATE  
OF  
PHOTOGRAPHY  
1988

LOCATION  
SORRENTO

SHEET  
N W  
9-C

200 SCALE ZONING MAP  
TO ACCOMPANY  
VARIANCE PETITION  
**SORRENTO RUN**  
D.S. THALER & ASSOCIATES, INC.  
11 WARREN ROAD  
BALTIMORE, MD. 21208  
(301) 484-4100  
2-16-89